

# **CITY OF SAN DIMAS**

## **CITY COUNCIL**

### **NOTICE OF PUBLIC HEARING**

Pursuant to the law and in conformance with the municipal code, you are hereby notified of a Public Hearing of the City of San Dimas City Council.

**General Plan Amendment 15-02:**

A request to amend the General Plan Land Use Map from Open Space to Single-Family Very Low (0.2 – 3 units/acres).

**Zone Change 15-02:**

A request to change the zoning land use classification from Light Agriculture (AL) to Single-Family with a minimum lot size of 7,500 square feet (SF 7,500).

**Vesting Tentative Tract Map No. 72368 (VTTM 15-02)**

A request to subdivide one (1) 6.01-acre lot into 15 single-family residential lots and five (5) common area lots. The common lots will accommodate the existing wireless telecommunication facility, debris basin, park area and common open spaces.

**DPRB Case No. 15-33 and Precise Plan Case No. 15-01:**

A request to develop Tentative Tract Map No. 72368 with 15 two-story, single family dwelling units on a minimum of 7,500 square-foot lots.

**Tree Removal Permit 15-38:**

A request to remove all 59 mature trees from the site and replace 58 trees at a minimum of a 2:1 ratio and one Oak tree at a 10:1 ratio for a total of 126 replacement trees.

**Mitigated Negative Declaration of Environmental Impact Report:**

Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared and circulated for public review on February 25, 2019 through March 18, 2019. A copy of the MND is available in the Planning Division and available in the City's website for review.

**LOCATION:** 299 E. Foothill Boulevard (APN: 8665-008-017)

**APPLICANT:** Hagop Sargisian

**REQUEST:** The Applicant proposes to subdivide one (1) 6.01-acre lot into 15 single-family residential lots and five (5) common area lots. The common lots will accommodate the existing wireless telecommunication facility, debris basin, park area and common open spaces. The site was formerly occupied by the San Dimas Equestrian Center.

The project site is approximately 6.01 acres. The applicant is proposing to develop the site with a total of 15 two-story, single family homes. A total of three different floor plans are proposed with the smaller house being 2,893 square feet of habitable space and the larger unit being 3,312 square feet. All the units will provide a two-car garage and an option for a three-car garage with a tandem parking space.

**PUBLIC  
HEARING  
LOCATION:** City Hall Council Chambers  
245 E. Bonita Avenue  
San Dimas, California 91773

**HEARING DATE  
AND TIME:**

Tuesday, July 13, 2021  
at 7:00 P.M.

**The Planning commission voted 5-0 on June 6, 2019, recommending approval to the City Council of the above-mentioned entitlement applications.**

A detailed description of the subject application is on file in the Planning Division at City Hall. If you would like more information about the proposed project prior to the public hearing, please contact Marco Espinoza, Senior Planner at 909/394-6250 or [mespinoza@sandimasca.gov](mailto:mespinoza@sandimasca.gov) and request information about this project.

The City is requesting your participation in this public hearing process. If you are unable or do not desire to attend, you also have the opportunity to submit written comments in favor of or in opposition to this project. Correspondence should be addressed to the City of San Dimas, Planning Division, 245 East Bonita Avenue, San Dimas, CA 91773. All comments must be received by no later than 5:00 p.m. on July 13, 2021, to ensure that the Planning Staff has time to print the emails and type verbal comments prior to the beginning of the meeting.

If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, this public hearing.

## Proposed Site Plan Layout

